



June 12, 2009

Mr. Joshua Coheri
Mr. Robert H. Fischer
3910 S. Pecos Road, Ste A100
Las Vegas, Nevada 89108

RE: SUP-34333 - SPECIAL USE PERMIT

Dear Mr. Coheri:

Your request for a Special Use Permit FOR A 21,025 SQUARE-FOOT SECONDHAND DEALER USE (FURNITURE) at 1540 South Rainbow Boulevard (APN 163-02-201-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on June 11, 2009.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Secondhand Dealer use.
2. Conformance to the conditions for Rezoning (Z-0055-93).
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **July 15, 2009** at 1:00 P.M. in the City Council Chambers of City hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DJR:nl

LAS VEGAS CITY COUNCIL

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cc: Ms. Colleen Aiken
Colleen's Classic Consignment
3071 N. Rainbow Blvd., Ste 100
Las Vegas, Nevada 89108

Mr. Joshua Cohen
Jack Holler CRE
3910 S. Pecos Road, Ste A100
Las Vegas, Nevada 89121